

STAFF REPORT

Meeting Date: December 12, 2003

Agenda Item 13

**LAFCO CASE
NAME & NO.**

- A.** 03-14 City of Oxnard Reorganization – Pfeiler Ranch
- B.** 03-15 Calleguas Municipal Water District Annexation – Pfeiler Ranch

PROPOSALS:

- A.** Reorganization of the City of Oxnard to annex two parcels of approximately 46 acres into the City of Oxnard, and detach the area from the Ventura County Fire Protection District and Ventura County Resource Conservation District in order to accommodate residential development .
- B.** Annexation to the Calleguas Municipal Water District to annex two parcels and a portion of Pinata Drive, a total of approximately 46.5 acres, into the Calleguas Municipal Water District in order to provide water service for residential development.

SIZE:

- A.** 46.17 acres
- B.** 46.54 acres

LOCATION:

The site is located northwest of the intersection of Cesar Chavez Drive and Pinata Drive, west of Rose Avenue. The proposal area is located within the City of Oxnard's Sphere of Influence and Area of Interest.

**ASSESSOR'S
PARCEL NOS:**

215-0-020-090 and 205-0-061-090

PROPONENT:

- A.** City of Oxnard by Resolution.
- B.** Calleguas Municipal Water District (CMWD) by Resolution.

NOTICE:

This matter has been noticed as prescribed by law.

COMMISSIONERS AND STAFF

COUNTY:

Steve Bennett
Kathy Long
Alternate:
Linda Parks

CITY:

John Zaragoza, Vice Chair
Evaristo Barajas
Alternate:
Don Waunch

SPECIAL DISTRICT:

Jack Curtis
Dick Richardson
Alternate:
Ted Grandsen

PUBLIC:

Louis Cunningham, Chair
Alternate:
Kenneth M. Hess

EXECUTIVE OFFICER:

Everett Millais

SENIOR PLANNER:

Hollee Brunsky

CLERK:

Debbie Schubert

LEGAL COUNSEL:

Noel Klebaum

RECOMMENDATIONS:

1. Certify the Commission has reviewed and considered the information contained in the project EIR prepared by the City of Oxnard as lead agency, and adopt the lead agency's Findings, Mitigation Measures, Statement of Overriding Considerations and Mitigation Monitoring Program contained in City of Oxnard Resolution No. 2003-70.
2. Adopt the attached resolution, LAFCO 03-14, making determinations and approving the City of Oxnard Reorganization – Pfeiler Ranch
3. Adopt the attached resolution, LAFCO 03-15, making determinations and approving the Calleguas Municipal Water District Annexation – Pfeiler Ranch

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	The site is currently being used for agriculture. The site contains three historical structures on-site that were once part of the Pfeiler Ranch Estate.	County: A-E; Agriculture Exclusive City: N/A	County: Agriculture-Urban Reserve City: Low Density Residential
Proposed	219 Single-family residential units, community park, one historical residential structure, and subdivision improvements.	County: N/A after annexation City: R-1-PD, Single-Family Res.-Planned Dev.; C-R; Community Reserve	County: N/A after annexation City: No Change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Pacifica High School/ Residential	City: C-R; R-2-PD, Residential, two (2) units per lot, Planned Development	City: School, Low and Medium Density Residential
South	Residential	City: R-1-PD	City: Low Density Residential
East	Brekke Elementary School	City: C-R	City: School
West	Residential	City: R-1-PD	City: Low Density Residential

C. Topography, Natural Features and Drainage

The site is relatively flat with no significant features. It has been graded and farmed with row crops. The site will be graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans

The proposal area is an island of unincorporated territory within the City of Oxnard's sphere of influence. The site is within the SOAR and CURB boundaries for the City of Oxnard. Under LAFCO policies the City's General Plan takes precedence.

The City has determined that the overall proposed development is consistent with the City's General Plan. The City has approved a General Plan amendment, pre-zoning, a tentative tract map and development permits for 219 single-family residential units, a community park, one historical structure site (to be used for educational purposes), and related subdivision improvements.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

A. Agricultural Land and Agriculture

The proposal area is being used for agriculture and is shown as “Prime” and of “Statewide Importance Farmlands” on the Important Farmlands Inventory (IFI) map. The proposal area is considered to be prime agricultural land as defined in Government Code Section 56064 as the soils on site are Class I and Class II and have a Storie Index greater than 80.

The site is not under a Williamson Land Conservation Act contract.

The loss of agriculture was addressed in the City of Oxnard’s Supplemental Environmental Impact Report (EIR) for the proposal, dated August 2003. The City adopted a Statement of Overriding Considerations for the substantial, unmitigatable environmental impacts relating to the loss of prime farmland for the proposal area.

The proposal area is surrounded on all sides by the City of Oxnard and existing urbanized development. The proposal area is considered to be part of an “unincorporated island of territory” within the City of Oxnard.

The City of Oxnard has indicated that there is insufficient non-prime agricultural or vacant land within the existing City boundaries that is planned and developable for the same land use.

Comments from the Office of the Agricultural Commissioner stated that with the surrounding urban uses, including school facilities, it would be very difficult for farming operations to continue in the proposal area.

B. Open Space

N/A

3. Population:

According to the Registrar of Voters there are no registered voters within the proposal area. Given this information, the proposal area is considered uninhabited in terms of LAFCO proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability:

A. City of Oxnard Services

Upon annexation the City has represented that the full range of City services, including water supply, sewage disposal, drainage, law enforcement, fire protection, street lighting, recreation and parks, and transit, will be provided. The proposed development will require connection to the City's water and sanitary sewer systems. The developer will finance all necessary improvements and connections to utilities. Utility services will be paid for by connection charges and residential user fees.

B. Water

Water will be supplied by both the Calleguas Municipal Water District (CMWD) as a water wholesaler and by the City of Oxnard as a retail water agency. CMWD and the City of Oxnard have indicated that their services can be extended immediately upon the annexation and development of the site. The City of Oxnard will supply water through new and existing infrastructure. The developer will pay for any initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Oxnard and other general revenues of CMWD. The CMWD and the City of Oxnard have indicated that water supplies are adequate for the project, consistent with Government Code Section 65352.5.

C. Schools

The proposal area is within the Oxnard Union High School District and the Oxnard Elementary School District. The developer, John Laing Homes, has consulted the two Districts and both have indicated that they can accommodate the additional students. The Oxnard Union High School District anticipates approximately 42 new high school students and the Oxnard Elementary School District anticipates approximately 123 new elementary and middle school students from the proposed project at buildout. Additionally, John Laing Homes has signed a mitigation agreement with the Oxnard Union High School District and will be required to pay school impact fees to both school districts.

5. Boundaries and Lines of Assessment:

The proposed boundaries for the City of Oxnard Reorganization – Pfeiler Ranch and the Calleguas Municipal Water District Annexation – Pfeiler Ranch are not co-terminus. Both proposals propose to annex two parcels identified as APN's 215-0-020-090 and 215-0-061-090. However, the Calleguas Municipal Water District

annexation takes in an additional half acre for a portion of Pinata Drive that was not previously annexed into the Calleguas Municipal Water District boundaries.

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponents.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate areas 73001 (\$1.121100) and 73002 (\$1.121100). Upon completion of this annexation the area will be assigned to tax rate areas 03283 for 73001 (\$1.203837) and 03249 for 73002 (\$1.203837).

The total assessed land value for the parcel per the 2003-2004 tax roll is \$551,314.

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal as the City processed the proposed project for Pfeiler Ranch. The City prepared and certified a Supplemental Environmental Impact Report (EIR#03-70, SCH#2002011083) pursuant to Sections 15080, 15093, 15097, and 15163 of the State CEQA Guidelines as a supplement to the City of Oxnard's Northeast Community Specific Plan EIR, dated December 1993. The Supplemental EIR proposes mitigation measures to lessen the environmental impacts so that they can be considered less than significant and the City has adopted a Statement of Overriding Considerations for the substantial, unmitigated environmental impacts relating to the loss of prime farmland (Attachment 3). It is recommended that the Commission adopt the City's mitigation measures, as well as adopt the Statement of Overriding Considerations for loss of agriculture as a part of the City of Oxnard Reorganization – Pfeiler Ranch and the Calleguas Municipal Water District Annexation – Pfeiler Ranch.

The Supplemental EIR was previously provided to the Commission for review and was available at the Ventura LAFCO office prior to the hearing. A copy will also be made available at the LAFCO hearing for review.

8. Regional Housing Needs

The City of Oxnard's Housing Element was approved by the State of California's Housing and Community Development Department on May 10, 2001. The reorganization will result in 219 new market-rate dwelling units. The approved subdivision is consistent with housing and population projections set forth in the SCAG Regional Comprehensive Plan and Guide and SCAG demographic

projections for the City of Oxnard. The City of Oxnard indicated that the project will assist in achieving the City's fair share of the regional housing needs of the County.

9. Landowner and Annexing Agency Consent:

The City and the CMWD certify that all owners involved in this proposal have given their written consent. The Ventura County Resource Conservation District and the Ventura County Fire Protection District have given their consent for the detachment from the County. Therefore, the City and the CMWD request that the Commission waive conducting authority proceedings.

SPECIAL ANALYSIS:

Island of Unincorporated Territory

The proposal area is surrounded by urbanized development located within the City of Oxnard. The proposal area is therefore referred to as an "Island of Unincorporated Territory."

Pursuant to the LAFCO Commissioner's Handbook, dated January 1, 2002, applications to annex unincorporated islands are normally to be approved by LAFCO. The proposal area would be consistent with Government Code Section 56741 as the proposal area is contiguous with other territory within the City.

If the Commission denies the annexation, the territory would remain an unincorporated island of territory within the City's Sphere of Influence.

Compliance with LAFCO Policy, Commissioner's Handbook Section 3.2.3.

On April 16, 2003, LAFCO adopted a policy (Commissioner's Handbook Section 3.2.3.) stating that proposals with an area of 40 or more acres shall be conditioned to require the City to initiate proceedings for a change of organization of all unincorporated island territories that meet the requirements of Government Code Section 56375.3. Early discussions between LAFCO and the City of Oxnard focused on the new policy and the proposed conditions that would be made part of any action for the Pfeiler Ranch Reorganization.

There is only one unincorporated island of territory in the City of Oxnard that meets the requirements of Government Code Section 56375.3 and it is located within the County of Ventura's Oxnard Airport property (See "Airport Parcel" Vicinity Map, Attachment 2). Although most of the Oxnard Airport is within the City of Oxnard boundaries, an approximately sixteen acre unincorporated island of territory is located in the runway area of the Oxnard Airport.

Furthermore, in compliance with LAFCO policy (LAFCO Commissioner's Handbook Section 3.2.2) and an agreement between the City of Oxnard and the Calleguas Municipal Water District (CMWD) and Southern California Metropolitan Water District (SCMWD), any reorganization of the "airport parcel" into the City of Oxnard would have to be considered and approved only if the proposal area is within or proposed to be within the CMWD and SCMWD.

LAFCO policy does allow a waiver of the requirement to annex to CMWD if "it is clearly demonstrated that the subject territory has no foreseeable need for potable water service (LAFCO Commissioner's Handbook Section 3.2.2.iii.). The parcel is a part of the runway area for the Oxnard Airport and there are no necessary water services required for the parcel.

In discussions with the County Airport Commission staff and the CMWD, it appears that although LAFCO policy allows a waiver of annexation for water service, CMWD and SCMWD policies do not allow any such waiver, and would require the "airport parcel" to be annexed to the District's. The annexation fees for the 16-acre parcel would be of approximately \$77,000.

LAFCO staff, in compliance with policy, would have normally recommended that a condition be placed on the Pfeiler Ranch Reorganization to require the City of Oxnard to initiate a reorganization of the "airport parcel" prior to any recordation for the Pfeiler Ranch reorganization as the "airport parcel" meets the requirements of Government Code Section 56375.3. However, as any reorganization of the City of Oxnard would require fees for annexation to the CMWD and SCMWD, and it appears that the "airport parcel" would not require potable water service, any fees to annex to the water districts appears to be infeasible and unnecessary at this time.

As such, LAFCO staff is not recommending that the City of Oxnard Reorganization – Pfeiler Ranch be conditioned to include the requirement to initiate reorganization proceedings for the "airport parcel". It is not appropriate to cause this Oxnard "island" parcel to be annexed to CMWD and SCMWD at this time if the County, the City, and/or unrelated property owner has to pay SCMWD's annexation fees for no benefit.

Any subsequent reorganization proposal requests from the City of Oxnard will be reviewed in respect to the "airport parcel" and if feasible brought to your Commission at a later date.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.

- B. If the Commission, following public testimony and review of materials submitted with this application wishes to modify the proposal to include a condition requiring the City of Oxnard to initiate a reorganization of the sixteen acre "airport parcel" prior to recordation of the proposal, a motion to modify the recommended action should include adoption of this Report and all referenced materials as part of the public record.
- C. If the Commission, following public testimony and review of materials submitted with this application wishes to modify the proposal to include the annexation of the sixteen acre "airport parcel" into the Calleguas Municipal Water District prior to recordation of the proposal, a motion to modify the recommended action should include adoption of this Report and all referenced materials as part of the public record.
- D. If the Commission, following public testimony and review of materials submitted with this application wishes to deny the recommended action, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

PREPARED FOR THE COMMISSION BY:

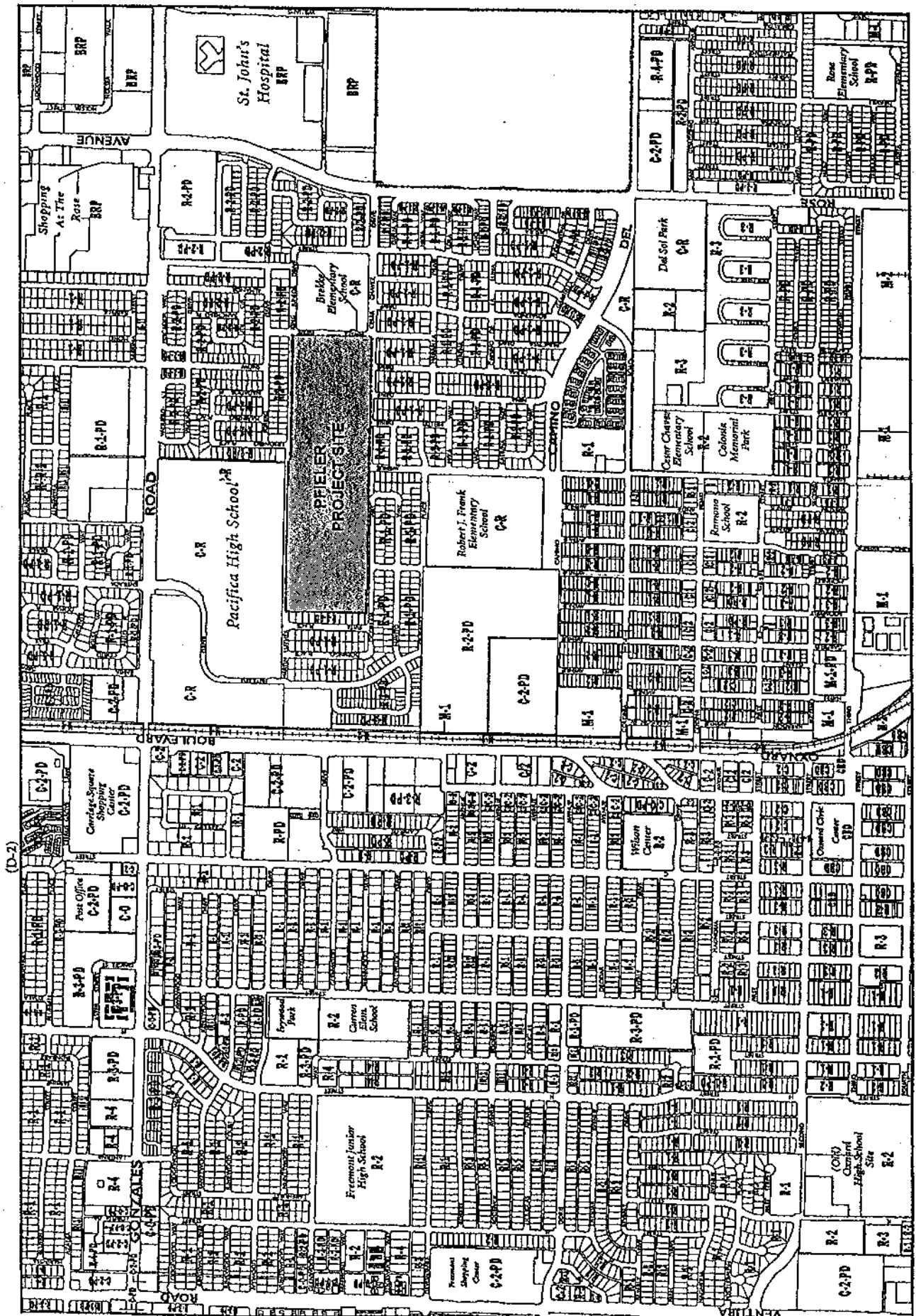
Hollie King Brunsky, AICP, Senior Planner

Everett Millais, Executive Officer

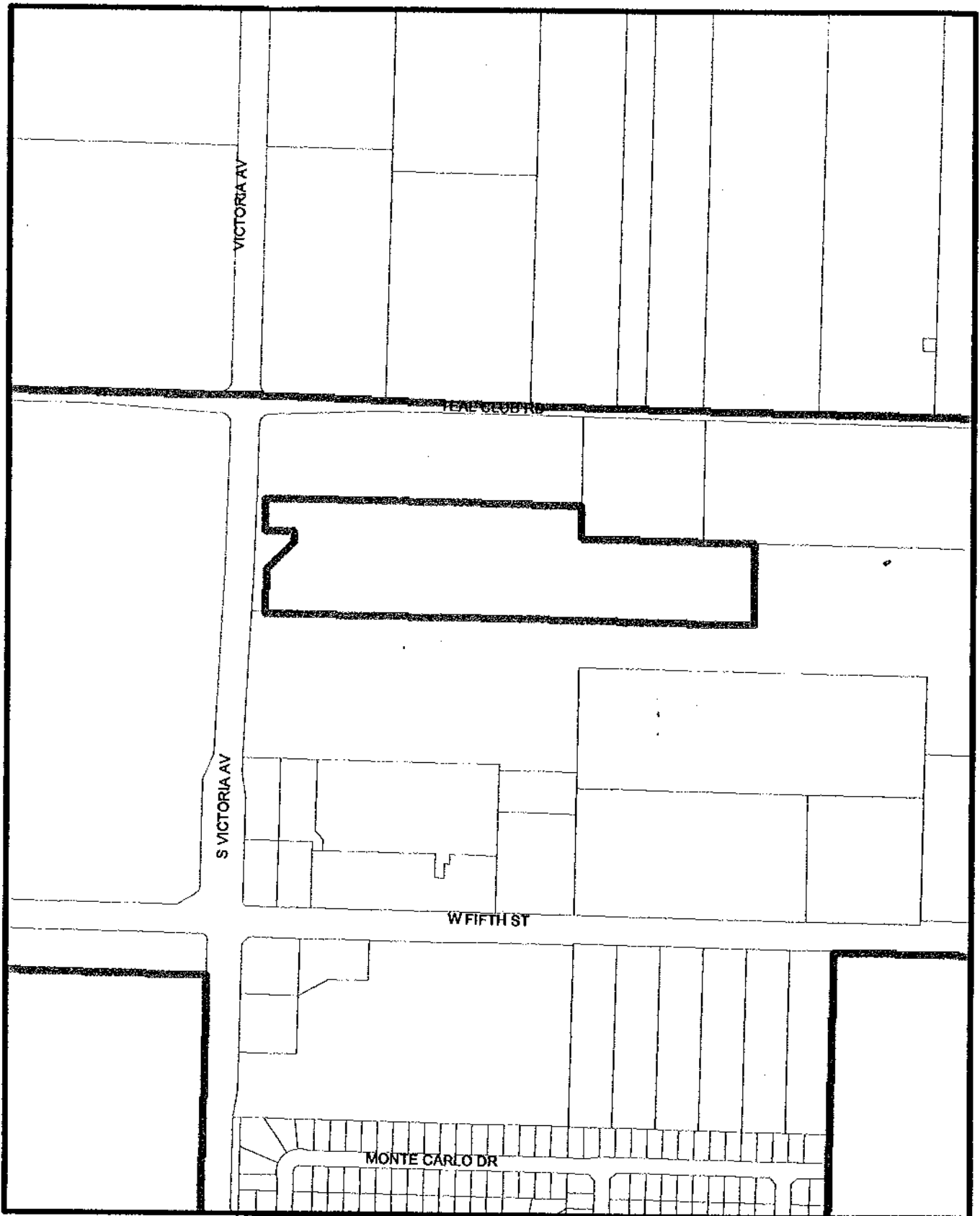
Attachments:

- (1) Vicinity Map for Pfeiler Ranch proposals
- (2) "Airport Parcel" Vicinity Map
- (3) City of Oxnard's City Council Resolution 2003-70 with Mitigation Measures, Statement of Overriding Considerations, and Summary of Impacts pursuant to CEQA.
- (4) LAFCO 03-14 Resolution
- (5) LAFCO 03-15 Resolution
- (6) Correspondence Received

ATTACHMENT 1
VICINITY MAP FOR
LAFCO 03-14, LAFCO 03-15

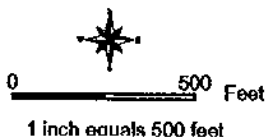


ATTACHMENT 2 "AIRPORT PARCEL" VICINITY MAP



Legend

-  City Boundary
-  parcel



Ventura LAFCO
City of Oxnard
Oxnard Airport Island

1 Parcels
Annex 1 & 25 Areas

Prepared by PWA - Mapping Division
Printed on: 1-23-2003

Warning:
This map was created by the Ventura County Computer-Aided Mapping System (CAMS), which is designed and operated solely for the convenience of the county and related public agencies. The county does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in relation thereto.

LAFCO 03-14

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF OXNARD
REORGANIZATION – PFEILER RANCH; ANNEXATION
TO THE CITY OF OXNARD; DETACHMENT FROM THE
VENTURA COUNTY FIRE PROTECTION DISTRICT;
DETACHMENT FROM THE VENTURA COUNTY
RESOURCE CONSERVATION DISTRICT.**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission of the proposal; and

WHEREAS, the proposal was duly considered on December 12, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental documents, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, information satisfactory to this Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, information satisfactory to this Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, there is insufficient non-prime agricultural or vacant land within the exiting boundaries of the City of Oxnard planned and developable for the same general type of use; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03- 14 - CITY OF OXNARD REORGANIZATION –
PFEILER RANCH**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Supplemental Environmental Impact Report (EIR 2003-70) prepared by the City of Oxnard as lead agency for the proposal, and makes a specific determination that the significant issues and proposed Mitigation Measures and Statement of Overriding Conditions as adopted by the lead agency adequately address the project and hereby adopts the lead agency's Findings of Impacts and Mitigation Measures for the project and Statement of Overriding Considerations [Sections 15080, 15093, and 15096(g)(h)(i), 15097, and 15163].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) **This annexation shall be recorded concurrent with LAFCO 03-15, Calleguas Municipal Water District Annexation – Pfeiler Ranch.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the city boundaries of Oxnard.

- (10) The Commission waives the conducting authority's further proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was adopted on December 12, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

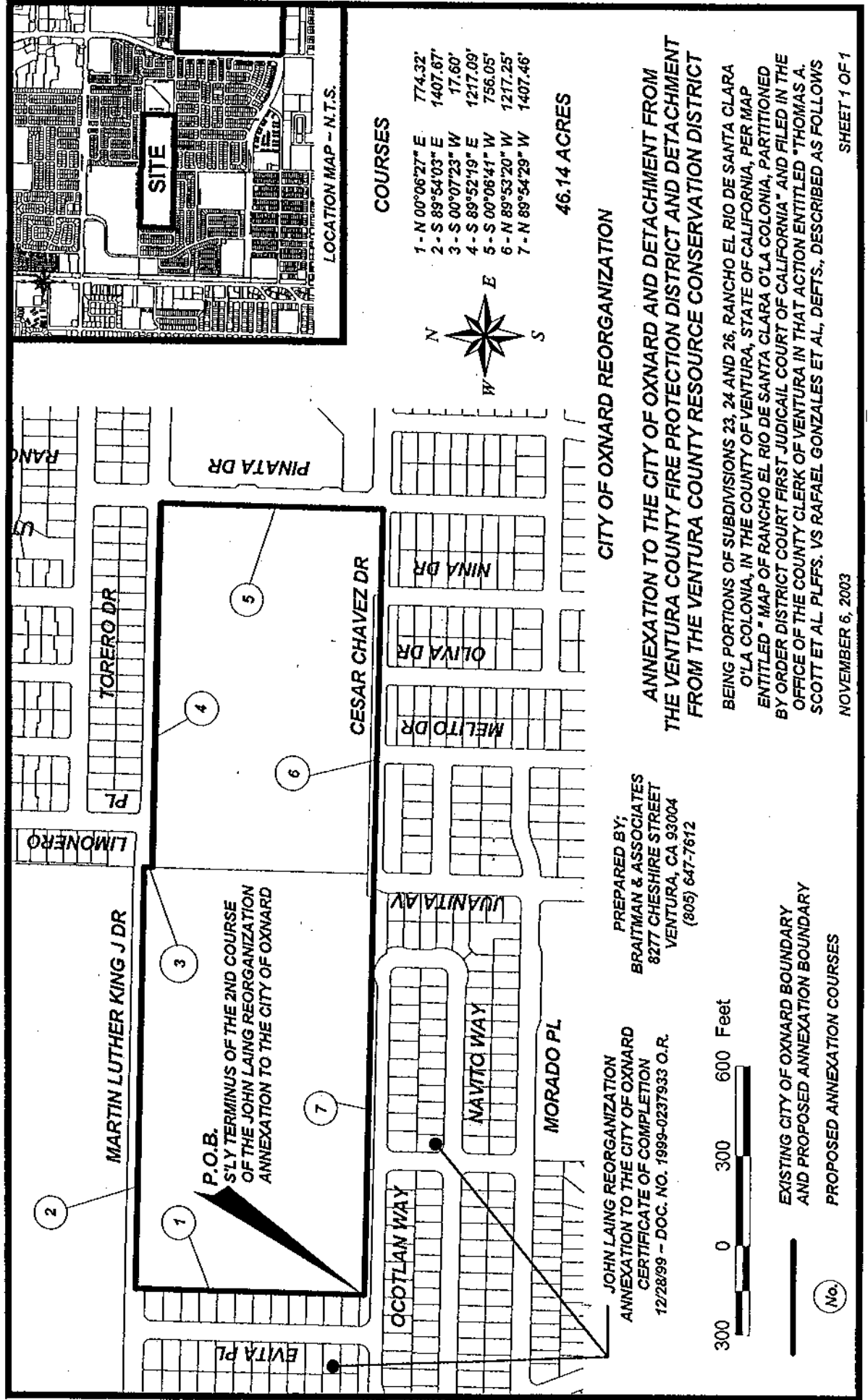
Copies: City of Oxnard, Clerk
Ventura County Assessor
Ventura County Auditor
Ventura County Elections
Ventura County Surveyor
Ventura County Planning

EXHIBIT A 03-14

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawlins*

Date: 11/13/03



-CITY OF OXNARD REORGANIZATION

03-14

EXHIBIT A

**ANNEXATION TO THE CITY OF OXNARD AND
DETACHMENT FROM THE VENTURA COUNTY
FIRE PROTECTION DISTRICT AND DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

Those portions of Subdivisions 23, 24 and 26 of the Rancho El Rio De Santa Clara O'La Colonia, in the County of Ventura, State of California, as said subdivisions are shown on the map entitled "Map of Rancho El Rio De Santa Clara O'La Colonia, partitioned by order of District Court First Judicial District of California" and filed in the Office of the County Clerk of Ventura County in that action entitled "Thomas A. Scott et al, Pliffs. Vs Rafael Gonzales. Et al, Defts., described as follows:

Beginning at the southerly terminus of the 2nd course of the John Laing Reorganization, Annexation the City of Oxnard, as said John Laing Reorganization is shown and described in the Certificate of Completion recorded on December 28, 1999 in the Office of said County Recorder as Document No. 1999-0237933 of Official Records; thence, along the existing City of Oxnard boundary by the following seven courses:

- 1st - North 00°06'27" East 774.20 feet; thence,
- 2nd - South 89°54'03" East 1407.67 feet; thence,
- 3rd - South 00°07'23" West 17.60 feet; thence,
- 4th - South 89°52'19" East 1217.09 feet; thence,
- 5th - South 00°06'41" West 756.05 feet; thence,
- 6th - North 89°53'20" West 1217.25 feet; thence,
- 7th - North 89°54'29" West 1407.46 feet to the point of beginning and containing 46.14 acres.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Zell Rawlins

Date:

11/13/03

LAFCO 03-15

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CALLEGUAS MUNICIPAL WATER
DISTRICT ANNEXATION – PFEILER RANCH**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on December 12, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to the Commission has been presented that all the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Ventura Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.
- (2) Said annexation as set forth in Exhibit A and attached hereto is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following short form designation:
**LAFCO 03-15 - CALLEGUAS MUNICIPAL WATER DISTRICT
ANNEXATION – PFEILER RANCH**
- (5) The boundaries of the affected territory are found to be definite and certain as approved.
- (6) The Commission has reviewed and considered the information contained in the Supplemental Environmental Impact Report (EIR 2003-70) prepared by the City of Oxnard as lead agency for the proposal, and makes a

specific determination that the significant issues and proposed Mitigation Measures and Statement of Overriding Conditions as adopted by the lead agency adequately address the project and hereby adopts the lead agency's Findings of Impacts and Mitigation Measures for the project and Statement of Overriding Considerations [Sections 15080, 15093, and 15096(g)(h)(i), 15097, and 15163].

- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (8) The proposal is subject to the following terms and conditions:
 - a. **This annexation shall be recorded concurrent with LAFCO 03-15, City of Oxnard – Pfeiler Ranch.**
 - b. **This annexation shall not be recorded until and unless Calleguas Municipal Water District provides the Executive Officer with a certified copy of a resolution by Calleguas Municipal Water District accepting the terms and conditions of Metropolitan Water District of Southern California and directing the annexation of the proposal area depicted on Exhibit A.**
- (9) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was passed and adopted on December 12, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies:	Calleguas Municipal Water District	City of Oxnard
	Ventura County Elections	Ventura County Surveyor
	Ventura County Planning	Ventura County Assessor
	Ventura County Auditor	

PARCEL B
ANNEXATION NO. 51
CALLEGUAS MUNICIPAL WATER DISTRICT
CERTIFICATE OF COMPLETION
6/9/98~DOC. NO. 98-092492 O.R.
OXNARD UNION HIGH SCHOOL

COUNTY OF VENTURA
PORTION SUBS 23

COUNTY OF VENTURA

PORTION SUBS 24

ANNEXATION NO. 60
CALLEGUAS MUNICIPAL WATER DISTRICT
CERTIFICATE OF COMPLETION
12/29/99~DOC. NO. 1999-0238625-00 O.R.

ANNEXATION NO. 58
CALLEGUAS MUNICIPAL WATER DISTRICT
CERTIFICATE OF COMPLETION
12/29/99~DOC. NO. 99-0238624-00 O.R.

PARCEL A
ANNEXATION NO. 48
CALLEGUAS MUNICIPAL
WATER DISTRICT
CERTIFICATE OF COMPLETION
12/21/95~DOC. NO. 158646 O.R.

PORTION SUBS 26

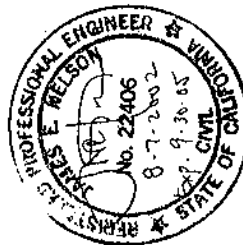
ANNEXATION NO. 54
CALLEGUAS MUNICIPAL WATER DISTRICT
CERTIFICATE OF COMPLETION
1/26/99~DOC. NO. 99-015464-00 O.R.

* P.O.B. - WLY TERMINUS OF
THE 1ST COURSE OF PARCEL A
OF ANNEXATION NO. 48

The Ventura County Surveyor's office of the
Public Works Agency certifies this map and
legal description to be definite and certain.

Certified by: *Jell Raulin*
Date: 27-AUG-2002

EXISTING CALLEGUAS MUNICIPAL
WATER DISTRICT BOUNDARY AND
PROPOSED ANNEXATION BOUNDARY



PREPARED BY:
NELSON CONSULTANTS, INC
70 S. LAKE AVE., #740
PASADENA, CA 91101
626-795-1844

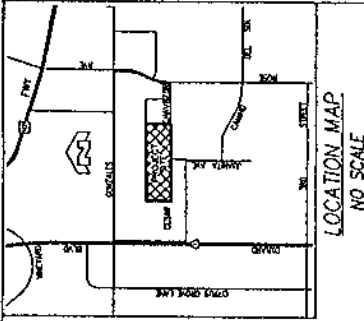
PORTIONS OF SUBDIVISIONS 23, 24, AND 26 IN THE UNINCORPORATED
TERRITORY OF VENTURA COUNTY (AS THE SAME ARE DESIGNATED AND
DELINEATED UPON) THAT CERTAIN PARTITION MAP FILED IN THE OFFICE OF
THE VENTURA COUNTY CLERK, IN THAT CERTAIN ACTION ENTITLED "THOMAS A.
SCOTT, ET AL., PLFFS., VS. RAFAEL GONZALES, ET AL., DEFTS."

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION - PREILER
(ANNEXATION No. 78)

46.54 acres

300 0 300 Feet
SCALE: 1" = 300'

- ① North 89°53'20" West, 1240.25 feet
- ② North 89°54'29" West, 1407.46 feet
- ③ North 00°06'27" East, 774.20 feet
- ④ South 89°54'03" East, 1407.67 feet
- ⑤ South 00°07'23" West, 17.60 feet
- ⑥ South 89°52'19" East, 1240.09 feet
- ⑦ South 00°06'41" West, 756.05 feet



03-15

CALLEGUAS MUNICIPAL WATER DISTRICT ANNEXATION – PFEILER

(ANNEXATION No. 78)

Those portions of Subdivisions 23, 24, and 26 of Rancho El Rio De Santa Clara O'La Colonia, in the County of Ventura, State of California, according to that certain partition map filed in the office of the County Clerk of said County in the action entitled "Thomas A Scott, et al., plffs. vs Rafael Gonzales, et al., defts.," described as follows:

Beginning at the westerly terminus of the 1st course shown as the "South 89°57'00" West 513.05 feet" per Parcel A of Calleguas Municipal Water District Annexation No. 48, described in Document No. 95-158646 Official Records, recorded December 21, 1995;

- 1st Thence, along the existing Calleguas Municipal Water District boundary, North 89°53'20" West, 1240.25 feet;
- 2nd Thence, continuing along said existing boundary, North 89°54'29" West, 1407.46 feet, to the southerly terminus of the 4th course in Calleguas Municipal Water District Annexation No. 60, described in Document No. 99-0238625-00 Official Records, recorded December 29, 1999;
- 3rd Thence, North 00°06'27" East, 774.20 feet, along said existing boundary;
- 4th Thence, South 89°54'03" East, 1407.67 feet, along the 6th course in Parcel B of the Oxnard High School Reorganization, Calleguas Municipal Water District Annexation No. 51, described in the Document No. 98-092492 Official Records, recorded June 9, 1998;
- 5th Thence, along the westerly line of said Subdivision 26, South 00°07'23" West, 17.60 feet,
- 6th Thence, South 89°52'19" East, 1240.09 feet, along the 5th course in Calleguas Municipal Water District Annexation No. 58, described in the Document No. 99-0238624-00 Official Records, recorded December 29, 1999;
- 7th Thence, South 00°06'41" West, 756.05 feet to the point of beginning.

Consisting of 46.54 acres, more or less.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

Gell Rawlins

Date: 27-SEP-2002

